



Inspection Report

Jeff Sands

Property Address:
64 Mary St. West
Omeme



Paul Galvin Residential Home Inspections

Paul Galvin

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Date: 2024-01-02	Time:	Report ID:
Property: 64 Mary St. West Omeme	Customer: Jeff Sands	Real Estate Professional: Jeff Sands Ball Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Vendor

Style of Home:
Raised bungalow

Weather:
Cloudy

Ground/Soil surface condition:
Damp

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
Asphalt shingles

Viewed roof covering from:
Ground
Ladder

Items

1.0 ROOF COVERINGS

Comments: Inspected

The entire roof surface is asphalt shingles. The shingles appear to be in very good overall condition. They are installed well with all of the necessary caps and flashings.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

It is very important to ensure that all downspout extensions are always on and draining well away from the house. This is important in keeping water away from the house and out of the basement.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Cultured stone facing
Vinyl siding

Soffits and Fascia:

Aluminum

Exterior Entry Doors:

Steel

Driveway:

Asphalt

Appurtenance:

Covered front entrance
Deck with steps

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

The entire wall surfaces are vinyl siding with some cultured stone facing. These wall surfaces are in good overall condition and free from unusual damage or wear.

2.1 Exterior Foundation

Comments: Inspected

There are a couple minor exterior foundation cracks. These are quite typical and not a structural concern.



2.1 Picture 1

2.2 DOORS (Exterior)

Comments: Inspected

2.3 WINDOWS

Comments: Inspected

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: Crawled	Floor Structure: Engineered floor joists
Wall Structure: Wood Frame	Columns or Piers: Wood posts	Roof Structure: Engineered wood trusses
Roof-Type: Gable	Method used to observe attic: From entry	Roof Sheathing: Aspenite/OSB
Floor Sheathing: Aspenite/OSB		

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

- (1) Structurally the house appears to be in good overall condition. All visible framing members appear to be adequately sized and free from damage or wear. There were no signs of any unusual settlement or shifting.
- (2) There were no signs of any moisture entry into the basement / crawlspace. I would not anticipate any real concerns under normal conditions but I cannot offer any guarantee of a dry basement. Attention must always be paid to grading, downspouts and the exterior flow of water.

3.1 WALLS (Structural)

Comments: Inspected

3.2 COLUMNS OR PIERS

Comments: Inspected

3.3 FLOORS (Structural)

Comments: Inspected

3.4 CEILINGS (structural)

Comments: Inspected

3.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Attic Insulation:

Fiberglass Batt

Dryer Power Source:

220 Electric

Styles & Materials

Ventilation:

Roof Pot Vents
Soffit Vents

Dryer Vent:

Metal

Exhaust Fans:

Dryer
Kitchen exhaust

Items

4.0 INSULATION IN ATTIC

Comments: Inspected

The attic contains fiberglass batt insulation. This insulation appears to be well placed and installed in more than adequate amounts.



4.0 Picture 1



4.0 Picture 2



4.0 Picture 3

4.1 VAPOR RETARDERS

Comments: Inspected

4.2 VENTILATION OF ATTIC

Comments: Inspected

Ventilation is achieved through the use of soffit vents and roof pot vents. Ventilation appears to be adequate with no signs of moisture build up or related damage.

4.3 Wall insulation main and upper levels

Comments: Inspected

The insulation in the exterior walls appears to be fiberglass batt.

4.4 Insulation basement exterior walls

Comments: Inspected

The insulation in the exterior basement / crawlspace walls is fiberglass batt.

4.5 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Electrical Service Conductors:

Overhead

Electric Panel Manufacturer:

SIEMENS

Styles & Materials

Panel capacity:

200 AMP

Branch wire 15 and 20 AMP:

Copper

Panel Type:

Circuit breakers

Items

5.0 SERVICE ENTRANCE

Comments: Inspected

5.1 Service Box

Comments: Inspected

The main electrical service is 200 amp.

5.2 Service Panel

Comments: Inspected

The main electrical panel was inspected and found to be installed properly and wired correctly. All of the proper sized breakers were present.



5.2 Picture 1

5.3 Branch Circuit Wiring

Comments: Inspected

5.4 Junction boxes

Comments: Inspected

5.5 Receptacles

Comments: Inspected

All of the accessible receptacles were tested and found to be grounded and wired correctly.

5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

The GFCI receptacles should be tested on a regular basis (monthly).

5.7 Switches

Comments: Inspected

5.8 Lights

Comments: Inspected

5.9 Cover plates

Comments: Inspected

5.10 Wires

Comments: Inspected

5.11 LOCATION OF MAIN PANEL

Comments: Inspected

Garage

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: High Efficient Gas	Age of Furnace: 2017
Size of Furnace: 60000 BTU	Filter Size: 16x25	Filter Type: Disposable
Heat System Brand: LUXAIRE	Number of Heat Systems (excluding wood): One	Ductwork: Non-Insulated
Cooling Equipment Type: Central air conditioner	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: LUXAIRE
Number of AC Only Units: One	Age of AC unit: 2017	

Items

6.0 HEATING EQUIPMENT

Comments: Inspected

- (1) The furnace was tested and inspected and found to be installed properly and working well. All the necessary safety features were present.
- (2) The furnace filter should be changed on a regular basis.



6.0 Picture 1

6.1 Heating Failure Probability

Comments: Inspected

Low (based on typical life expectancy)

6.2 NORMAL OPERATING CONTROLS

Comments: Inspected

6.3 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

6.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

There are dampers on the ductwork in areas that can be used to damper down the air flow to certain areas if desired.



6.4 Picture 1

6.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

6.6 CHIMNEYS AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

6.7 Furnace Shutoff Location

Comments: Inspected

On the ceiling in front of the furnace.

6.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

The AC could not be tested due to the colder outside temperature. Therefore no exact comment can be made on it's operation or condition.

6.9 Failure Probability

Comments: Inspected

Low (based on typical life expectancy)

6.10 Heat Recovery Ventilator

Comments: Inspected

(1) The heat recovery ventilator located in the basement is a mechanical device that exchanges stale indoor air with fresh outdoor air. Heat is transferred from the outgoing air to incoming air by passing the two air streams through a heat exchange core. Stale air is removed from the bathrooms and then fresh air from outside is delivered to the cold air return which then circulates through the house. This device controls air quality and condensation levels in a well sealed house. This is controlled by a humidistat located beside the thermostat.



6.10 Picture 1

(2) There are timer buttons in the bathrooms which will turn on the HRV for typically 20 minutes to help clear the air.



6.10 Picture 2

(3) The heat recovery ventilator filters including the outside fresh air intake screen will require cleaning on a regular basis (see manufacturers recommendations).



6.10 Picture 3



6.10 Picture 4

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Well

Water Filters:

Sediment filter
UV
Softener
Iron filter

Plumbing Water Supply (into home):

Plastic

Plumbing Water Distribution (inside home):

Pex plastic

Plumbing Waste:

ABS plastic

Water Heater Power Source:

Gas

Water Heater Capacity:

50 Gallon

Manufacturer:

BRADFORD-WHITE

Water Heater Location:

Basement

Water Heater Age:

2015

Items

7.0 General Plumbing

Comments: Inspected

All visible aspects of plumbing system were tested and inspected and found to be installed properly and working well. All of the necessary traps and shut offs were present.

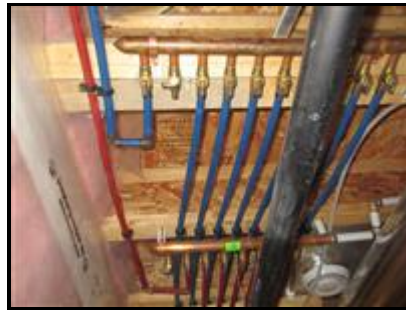
7.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

7.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

There is a plumbing supply manifold system in the crawlspace. This allows for better pressure to each of the fixtures.



7.2 Picture 1

7.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

7.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

At pressure tank.



7.4 Picture 1

7.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

7.6 Bathtubs

Comments: Inspected

7.7 Sinks

Comments: Inspected

7.8 Faucets

Comments: Inspected

7.9 Toilet

Comments: Inspected

7.10 Shower stall

Comments: Inspected

7.11 Outside Taps

Comments: Inspected

The outside tap should be shut off and drained before winter.



7.11 Picture 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Window types:

Sliders
Casement
Fixed
Single-hung

Items

8.0 General Interior

Comments: Inspected

The interior of the house is in good overall condition. There were no signs of any unusual damage or wear.

8.1 CEILINGS

Comments: Inspected

8.2 WALLS

Comments: Inspected

8.3 FLOORS

Comments: Inspected

8.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

8.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

8.6 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

8.7 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

8.8 Handrails and Guards

Comments: Inspected

8.9 SMOKE DETECTORS/CARBON MONOXIDE DETECTORS

Comments: Inspected

The smoke detectors and carbon monoxide detectors should be tested on a regular basis.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener manufacturer:

Lift Master

Items

9.0 General Garage**Comments:** Inspected**9.1 GARAGE CEILINGS****Comments:** Inspected**9.2 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)****Comments:** Inspected**9.3 GARAGE FLOOR****Comments:** Inspected**9.4 GARAGE DOOR (S)****Comments:** Inspected**9.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME****Comments:** Inspected**9.6 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)****Comments:** Inspected**9.7 Garage Wiring****Comments:** Inspected

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